WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Notary Public

MY COMMISSION EXPIRES: November 7, 2011

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20090070801 DEEDWARR
Recvd: 10/19/09 09:34 2 pgs
Fees:13.00 Taxes:658.60
20091019-0096292

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Tyler Hampton	AmericaHomeKey, Inc.	12810012200
(NAME)	(NAME)	
658 Hicks Road	3838 Oaklawn Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN	Dallas, TX 75219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20091462

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, Joshua Stump and wife, Jamie Stump,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **William Tyler Hampton and Lauren H. Hampton,** hereinafter called the GRANTEES, **their** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 658 Hicks Road, Nashville, TN 37221

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 15th day of October, 2009.

Joshua Stump 10-15-09

Jamie Stump 10/15/09

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Joshua Stump and wife, Jamie Stump, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Joshua Stump and wife, Jamie Stump executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of October, 2009.

Commission expires: 2-8-11

CONNIE L. TIMBS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 191, on the Plan of Stacy Square Subdivision, Section 4, of record in Book 4460, page 12, Register's Office for Davidson County, Tennessee.
Said Lot No. 191 fronts 85 feet on the southerly margin of Hicks Road and extends back 190.2 ft. on the northeasterly line and 185.7 ft. on the southwesterly line to a dead line in the rear measuring 58.6 ft. thereon.

BEING all of the same property conveyed to Joshua Stump and wife, Jamie Stump by Warranty Deed from Daniel N. Larkin, unmarried, dated October 12, 2004 and filed of record in Instrument No. 20041014-0123964, Register's Office for Davidson County, Tennessee.